

**Inc. Village of Northport  
Approved Minutes of the Planning Board**

April 26, 2011

There was a regularly scheduled meeting of the Planning Board held tonight at Village Hall beginning at 7:00pm. Present were: Chairman Richard Boziwick, Paul Ersboll, Robert Flynn, Martin Rebholz, Lizbeth Thalheimer, Gene Guido, Village Administrator, Ed Gathman, Planning Board Attorney and Joy Nygren, Planning Board Secretary.

**Approval of the Minutes**

The minutes of the February 22, 2011 meeting, were, on the motion of Chairman Boziwick, seconded by Ms. Thalheimer, approved, with Mr. Ersboll abstaining, as he was not present.

**Gemport, Site Plan #66 – resolution of final approval**

Present was the applicant, Patrick Glennon, and his attorney, John Breslin.

On the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board unanimously approved the following resolution:

**WHEREAS:** A site plan application, for Gemport Site Plan #66, SCTM 404-Sec 11-Block 3-Lots 32.2,35,36 and 60.1, was submitted by the owner Pat Glennon (hereafter the applicant) to the Northport Village Planning Board (hereafter Planning Board) on Feb. 12, 2010, and

**WHEREAS:** A public hearing was held and preliminary approval was granted, on July 7, 2010, conditional on the submission of “a site plan and documents containing all information required for a final site plan approval”, and

**WHEREAS:** The applicant requested and was granted extensions, to July 27, 2011, of the conditional preliminary approval, and

**WHEREAS:** On April 12, 2011 the applicant submitted final plans, with a revision date of 12/03/2010, along with letter requesting a final hearing and waiver of requirement that it be a public hearing, and

**WHEREAS:** An April 19, 2011 report from the Consultant to the Village states that the site plans, revised 12/03/2010, contains the information required to hold a hearing to consider final approval, and

**WHEREAS:** The report states that the NYSDOT permit, the SCDHS approval and estimated quantities for all “on site” improvements which are to be bonded are required for final review, and

**WHEREAS:** The report further states that NYSDOT permit and the SCDHS approval may be submitted with the building permit application and that the submission of the estimated site improvements quantities may be made a condition of final approval, and

**WHEREAS:** The Architectural and Historical Review Board has approved the building design and colors, and

**WHEREAS:** With the preliminary approval and in accordance with Section 247 of Village Law and Chapter 219 of the Village Code and other sections of the Village Code by reference the Planning Board has come to certain preliminary findings of fact, and now reiterates and makes final the following findings of fact:

1. Traffic Access. As approved by the NYSDOT is adequate and is comparable to retail use and uses of the existing building.
2. Circulation and Parking. The Planning Board further finds that the off-street parking and circulation meet or exceed Village requirements for all permitted uses.
3. Landscaping and Screening. The Planning Board finds that the Landscaping Plan is comparable to character of the neighborhood and acceptable as to design for buffer areas and plant materials,
4. Location of Building. The Board finds that the placement of the proposed structure on the site is appropriate for the property and the location is acceptable to the Architectural and Historic Review Board.
5. Site Plan Requirements. The Planning Board finds that the site plan is in substantial compliance with the requirements set forth in Section §247 of the Code of the Village of Northport.

**NOW THEREFORE BE IT RESOLVED:** That the Planning Board hereby grants final site plan approval for Gemport (Site Plan #66), and

**BE IT FURTHER RESOLVED:** That final approval is subject to the following terms and conditions:

- A. Submission of the NYSDOT permit with the application for a building permit .
- B. Submission of the SCDHS permit with the application for a building permit .

- C. Submission of the estimated quantities for all site improvements which are to be bonded.
- D. Applicant shall furnish a bond and pay inspection fees as calculated by the Village. Bond may be assignments, to the Village, of Certificates of Deposit or other acceptable form.

Roll call vote:

	Aye	No	Absent
Chairman Richard Boziwick	√		
Lizbeth Thalheimer	√		
Paul Ersboll	√		
Robert Flynn	√		
Martin Rebholz	√		

#### **Northport Physical Therapy, Site Plan #68 (formerly #38)**

Present were Mary English, the property owner, and Victor Cuneo, the architect.

Mr. Cuneo stated that the purpose of this application is to remove an existing addition on the rear of the building, and replace with essentially the same size addition, to alter the appearance of the façade, and to make the building more 'green'. The Board asked Mr. Cuneo what the existing space is used for currently, and Mr. Cuneo responded that it is office space and storage. The Board reviewed the submitted plans, and noted that there are still engineering issues that the Village Administrator & the applicant need to address.

On the motion of Chairman Boziwick, seconded by Mr. Flynn, with all members in favor, the meeting was adjourned.

The next regularly scheduled meeting of the Planning Board will be held on May 24, 2011.